

Message Text

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EUR/EX:WKCHAPMAN

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R 012342Z DEC 76

FM SECSTATE WASHDC

TO AMEMBASSY BONN

INFO AMCONSUL FRANKFURT

UNCLAS STATE 293356

E.O. 11652: N/A

TAGS: BEXP, GW

SUBJECT: SHARED COSTS FOR COLOGNE INTERNATIONAL MARKETING
CENTER

1. BASED ON ARRANGEMENTS IN EFFECT AT OTHER TRADE CENTERS
WHERE STATE DEPARTMENT HAS MAINTAINED OCCUPANCY, OIM HAS
DETERMINED AN APPORTIONING FORMULA FOR ANNUAL IMC COSTS
BASED ON SPACE UTILIZATION BY STATE AND COMMERCE:

ANNUAL SPACE RENTAL:

STATE SHARE FIRST FLOOR--2 PERCENT OF TOTAL AREA OF 195.18
SQUARE METERS

STATE SHARE SECOND FLOOR--53 PERCENT OF TOTAL AREA OF
181.52 SQUARE METERS

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ANNUAL SERVICE MAINTENANCE EXPENSE:

STATE SHARE FIRST AND SECOND FLOORS--22 PERCENT OF SHARED AREA OR 105.17 SQUARE METERS AT DM 3.8 PER SQUARE METER.

NOTE: PER ARTICLE 11 IN LEASE AGREEMENT, SERVICE AND MAINTENANCE CHARGES ARE SUBJECT TO ANNUAL ADJUSTMENT BY LESSOR

2. PER ABOVE SCHEDULE OF PERCENTAGES, TOTAL STATE PORTION OF COST FOR FY '77 WOULD BE DM 38,954 OR 16,231 DOLLARS AT DM 2.40 EQUALS U.S. 1.00 DOLLAR.

3. OIM WOULD PREFER AND RECOMMENDS THAT FUNDS BE MADE AVAILABLE TO EMBASSY SO THAT STATE PORTION MAY BE CHARGED DIRECTLY AT POST AS PAYMENTS ARE MADE TO LANDLORD. IF EMBASSY CONCURS, SUGGEST REPLY REQUESTING APPROPRIATE FUNDING. ROBINSON

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